

PLANNING COMMITTEE MEETING
MONDAY, MAY 04, 2026
6:30 p.m.
Second Floor Conference Room

Attendance: Chairman Gary Most
Committee Members: Joel Vogt, Tina Charron, Jordon Riley, Matt Buettner.

Attendees: Mayor Stan Darter, J.R. Landeck, Nathan Krebel, Roberta Rohwedder, Hopkins, Jim Trantham, and Mechelle Childers.

Meeting called to order at 6:36 PM.

Agenda Item 1: Petitions by Citizens on Non-Agenda Items: None

Agenda Item 2: Minor Subdivision Plat.

The Mill Valley Station parcel, located at the corner of Illinois Route 3 and Illinois Street, currently has a cell tower and is zoned I-1 (Light Industrial). The proposed plat will split the property into three lots. Two of these lots are suggested to be rezoned to B-2 (General Business District) for future commercial development in line with nearby land uses, while the lot with the existing cell tower would keep its I-1 zoning. Casey's has a specific lot size for its planned development, which has shaped the current subdivision layout. Lot 1 is designated for the Casey's project, Lot 2 makes up the remaining portion of the property, and Lot 3 houses the existing cell tower. The property owner will keep ownership of both Lot 2 and Lot 3. Access to the Casey's lot will be along the property line, with a proposed right-in/right-out entrance from Illinois Route 3 and a full-access entrance from Illinois Avenue. There will be ingress and egress easements between Casey's and Lot 2. The Planning Commission unanimously approved the subdivision plat.

Motion made by Alderman Vogt and seconded by Alderman Riley to recommend approval of the minor subdivision plat as presented.

Motion passed unanimously.

Agenda Item 3: Zoning Map Amendment – Casey's.

Right now, the whole Mill Valley Station parcel is zoned I-1 (Light Industrial). The plan is to rezone Lots 1 and 2 to B-2 (General Business District) to promote more highway-focused commercial development. The Planning Committee and the Zoning Board of Appeals both unanimously approved the proposed zoning changes."

Motion made by Alderman Riley and seconded by Alderman Charron to recommend approval of the Zoning Map Amendment changes for Casey's as presented.

Motion passed unanimously.

Agenda Item 4: Commercial Site Plan – Casey's.

The utility plan was shown on screen for review, and Alderman Hopkins asked about stormwater detention. It was explained that a designated detention area will be built on the property, with drainage flowing into the existing ditch, and an 18-inch elliptical pipe will be installed under the planned right-in/right-out entrance. It was also mentioned that the gas tap installation is already complete. A monument sign will be placed along Illinois Avenue and Illinois Route 3. The sign will be sized in accordance with the allowable square footage and will comply with applicable ordinance requirements and calculation standards.

Motion made by Alderman Charron and seconded by Alderman Matt Buettner to recommend approval of the Commercial Site Plan for Casey's.

Motion passed unanimously by all committee members.

Agenda Item 5: Commercial Site Plan – North Pointe Lots 5 & 6.

The lots in question are along Plaza Drive, between Evansville Avenue on the east and Northpointe Drive on the west. The plan is to develop Lots 5 and 6 into a five-unit mixed-use building, with the end units set for restaurants and the three middle units for either office or retail use. The site plan includes three access points, with entrances and exits located on Northpointe Drive, Plaza Drive, and Evansville Avenue. Stormwater will flow to inlets connected to a detention pond along Kolmer Avenue. Traffic stacking is not expected since the drive-up spots are for pickups only, not for placing orders. Utilities will come in from the back. The drive-through at the rear of the building will be one-way to allow for a driver-side pickup window, with vehicles from the west entrance directed to follow that route. Pickup orders make up only about 15% of business, with deliveries being the main focus, but there were concerns the one-way setup might confuse drivers at first. Signage was also touched on, with the applicant informed of the rules - one square foot of sign space per linear foot of frontage is allowed. A pillar-style monument sign would also be permitted, provided it remains within the allowable square footage limitations.

Motion made by Alderman Riley and seconded by Alderman Matt Buettner to recommend approval of the Commercial Site Plan for North Pointe Lots 5 & 6.

Motion passed unanimously by all committee members.

Agenda Item 6: Easement - North Pointe.

The item is still in draft form and will not appear on the City Council agenda for the evening due to incomplete documentation. It was explained that there are no easements between Lots 1 and 2 and Lots 5 and 6, with Lots 1 and 2 located directly north of Lots 5 and 6. To supply utilities for the proposed development, two ten-foot-wide easements across the property line are needed. The agenda delay is because a telecommunications easement was not included in the submitted documents.

Motion made by Alderman Vogt and seconded by Alderman Matt Buettner to recommend approval of easement documentation for North Pointe.

Motion passed unanimously by all committee members.

Agenda Item 7: Exterior Building Materials – North Pointe

Photos were shown depicting the majority of Domino's building design concepts, featuring mixes of EIFS, stone, brick, and Hardie board. It was mentioned that Hardie board is not an approved material. The developer explained that Hardie plank siding was proposed as an accent material intended to break up the building's appearance and distinguish individual units, and would be used only on the front elevation of the building. There was a lot of discussion about allowing Hardie board, limiting how much Hardie board to allow, concerns over setting a precedent for future projects and whether the finished building would match the submitted renderings.

Motion made by Alderman Vogt and seconded by Alderman Charron to recommend approval of the Exterior Building Materials – North Pointe

Members voted as follows:

AYE – Vogt, Charron, Riley, and Matt Buettner.

NAY – Most.

ABSTAIN – None.

ABSENT – None.

Motion Passed by a vote of 4/1/0/0/.

Agenda Item 8: Comments. None.

The motion to adjourn the meeting was made by Alderman Vogt and seconded by Alderman Matt Buettner.

Motion passed by a unanimous voice vote.

Chairman Most adjourned the meeting at 7:09 p.m.

Minutes submitted by Mechelle Childers